

CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION

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DOCKET

11-AFC-2

DATE APR 13 2012

RECD. JUN 01 2012



Siting, Transmission, and Environmental Protection Division

FILE: 11-AFC-2

PROJECT TITLE: Hidden Hills Solar Electric Generating System

<input type="checkbox"/> Email	<input checked="" type="checkbox"/> Phone	<input type="checkbox"/> Meeting Location:	
NAME: Joshua Hart, AICP, Planning Director		DATE: April 13, 2012	TIME:
WITH: Inyo County Planning Department			
SUBJECT: Land Use Issues, Sandy Valley Off-site Alternative			

Staff called Josh Hart to ask about suitability of the Sandy Valley area of the county for a renewable energy facility and request Inyo County staff's input on whether such a facility would be consistent with the Land Use Element of the County's General Plan. The portion of the Sandy Valley study area that is in Inyo County is designated Agriculture (A) in the County's General Plan. Josh stated that it would be "tough to make a consistency finding" for a renewable energy facility at the Sandy Valley location. Josh referred to Policy LU 1.6 in the Land Use Element, which states that "[t]he County shall preserve agricultural and related open space uses on private lands in Sandy Valley and will not designate additional land for rural residential development." Although this alternative would not involve residential uses and the demands on local services that housing uses would require, it would convert existing farmland in the Sandy Valley area that is considered to be productive. Groundwater is available for pumping in California to irrigate farmland in this part of the county.

Josh stated that a general plan amendment would be required to bring a large-scale renewable energy facility into conformance with the general plan. Josh referred to the February 23, 2012, letter from Inyo County to BrightSource Energy (tn: 63772) describing the County's requirements to ensure consistency of the proposed project with the Inyo County General Plan. Various options are described in the letter that would also apply to a large-scale renewable energy facility in the Sandy Valley area.

CC: Jeanine Hinde

Amanda Stennick

Prepared by: Jeanine Hinde / Mike Monasmith